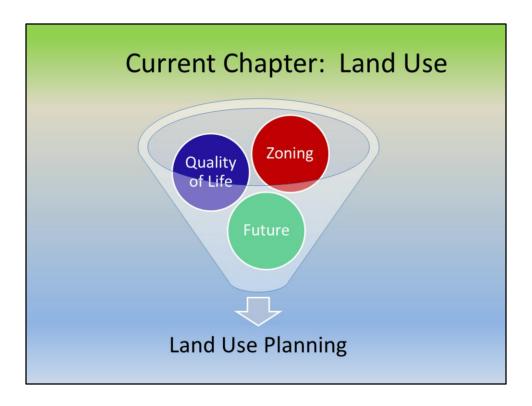


This presentation, on behalf of the Southold Town Board, and Southold Town Planning Board, was given at the Fishers Island Community Center on June 4, 2016 by the Southold Town Planning Department.

The presentation assumes the participant has followed the process of this new plan since the beginning. For those new to this effort, there is background material on the Town's website. Click on the Planning Department and Comprehensive Plan.



Today we'll be talking about the draft Land Use Chapter of the Southold Town Comprehensive Plan update, with a focus on Fishers Island.

We have completed nine of the eleven chapters of the Comprehensive Plan.

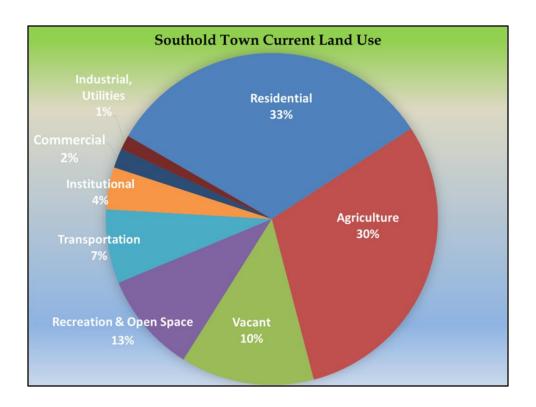
The tenth chapter we're reviewing today, the Land Use Chapter, will appear first in the completed plan. There is also a draft Introduction to the plan included in your handout.

Today we'll go over the highlights of the draft Land Use Chapter, including how it relates specifically to Fishers Island.

Remember that this chapter is still a draft. We'll be taking your input today and incorporating it into the plan, and then letting you know how we did so.

The point of land use planning is to figure out what goals the Town has for its future, and what actions need to be taken to achieve those goals.

The first place to start when looking at land use is the current situation.



How is the land in Southold Town being used right now?

This pie chart shows us:

Residential - a little over a third

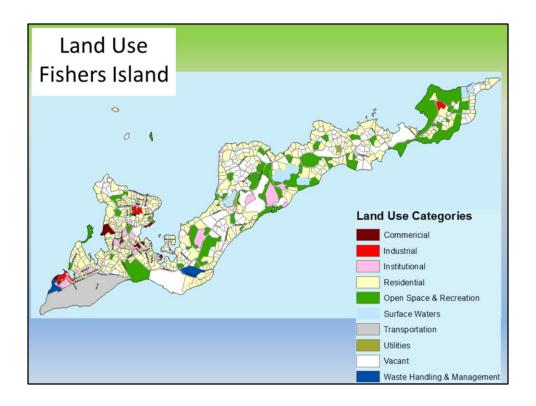
Agriculture – About the same as residential. This pie chart doesn't show it but nearly half of that farmland is protected from residential development (4200 of 10,000 acres)

Only a small amount of land area is in commercial or industrial land uses – just 3%. Yet those uses are very important as a tax base for the Town, and to provide jobs for residents.

Recreation & Open Space are at 13% - this category includes ball fields, parks, nature preserves, golf courses and public beaches.

The Transportation category includes roads and the railroad.

Institutional category includes schools, churches, cemeteries, and government facilities.



Here is a map showing the land use on Fishers Island.

Next I'll talk about the land use in Fishers Island This is Fishers Island's land use map.

Over a third of Fishers Island's 2,586 acres are developed with residential land uses, most of which are single family homes, similar to the overall Town. An unusual statistic about Fishers Island is that 80% of those homes are seasonal. This is much higher than the town-wide average of 36%, and demonstrates the biggest problem facing Fishers Island, the continuing decline of its year-round population.

The density of housing on the island is 0.25 housing units per acre (or one house every four acres), That's much less than the density in the Town overall (about one house ever two acres)

Another prominent feature of land use on Fishers Island is the recreation and open space category, shown in green, and covering nearly 20% of the land. In this category are the two golf courses, and considerable areas of natural lands preserved from future development.

Another 26% of the land remains undeveloped, yet technically available for development in the future (shown in white).

There is no land in agricultural use, though there is active aquaculture for oysters conducted in the water on Fishers Island.

Commercial uses, shown in dark red, are scattered in several pockets of non-residential zoning on the west end of the island, most located outside the small hamlet center/downtown. The very small downtown/hamlet center area is characteristic of Fishers Island's understated quiet nature.

The bright red represents industrial uses.

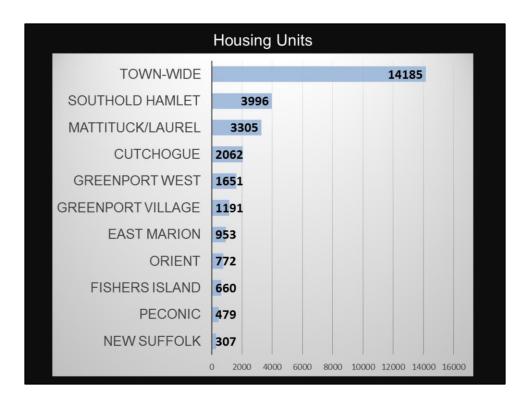
((There is one area near the Fishers Island Club considered industrial – and it looks like it is the storage and work area for the golf course.))

The waterfront area at the ferry dock is an important mix of commercial and industrial uses, and includes a large area dedicated to waste handling (shown in dark blue) that is slated for changes in the near future.

The percentage of land in commercial and industrial use is less than that of the overall Town.

The Transportation category, shown in gray, is overstated in these statistics because the entire town-owned/ferry district managed airport parcel/parade grounds is counted, when only about half is dedicated to a transportation use (airport). ((There is actually a fair amount of commercial activity there that would otherwise be counted if it were on its own separate parcel.))

The pink color is for Institutional uses, which include schools, and you can see the school shows up here in pink. Also in pink are lands owned by the museum, as well as cemeteries.



One more point about how Southold Town is developed now.

The Census in 2010 showed us that there are 14,200 housing units in Southold Town.

This chart shows the total housing units for the town overall, and each hamlet. Southold hamlet has the most housing units, followed by Mattituck/Laurel, then Cutchogue.

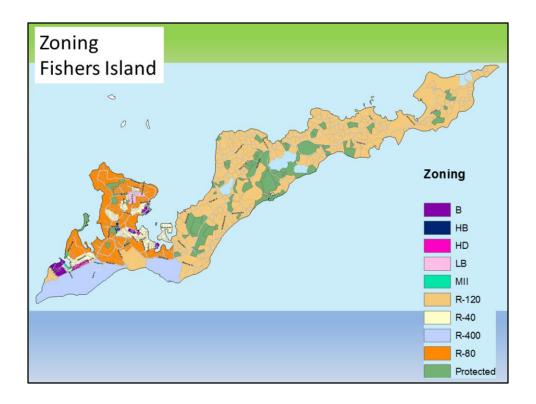
New Suffolk has the least number of houses.

Fishers Island is at the lower end, among the three smallest hamlets for number of houses at 660.

That was all information about where we are now.

Next, let's get an idea of where we are headed.

To understand that, we look briefly at the zoning.



Zoning shows us what can happen in the future on the land.

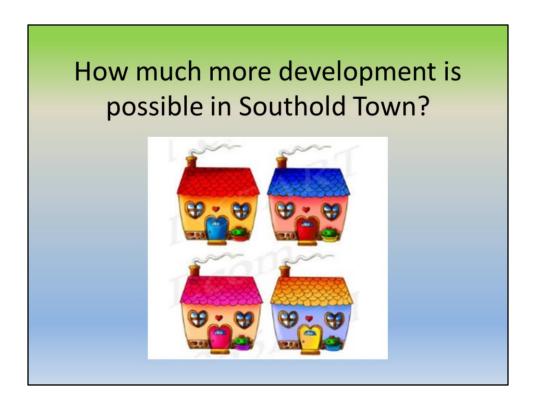
Zoning and land use regulations are found in the Town Code. The land is split up into zoning districts which have lists of uses that are allowed in that zone.

For Fishers Island zoning, this map shows the zoning districts in different colors. It also shows protected lands in green. Those are properties that can't be developed because they are preserved as open space.

The zoning on Fishers Island is unique in that it is the only place in Southold Town that has Residential 120 (R-120) zoning, otherwise known as "3-acre" zoning, which covers nearly 70% of the island. That is the lighter orange color here on the eastern 2/3 of the island.

Nine of the nineteen zoning districts appear, with the R-120, R-80, and R-40 districts covering almost 90% of Fishers' 2,586 acres.

The commercial zoning is spread out into six areas with the two largest areas being the 18 acres of General Business (B) zone near the ferry, and the 13 acres of Limited Business (LB) zone along Crescent and Fox Avenues.



Putting the current land use together with the zoning, we can estimate how much more growth is possible. And since the vast majority of the development and zoning is residential, we'll focus on residential growth.

Theoretically, there could be another 5,200 houses built in Southold Town.

40% of that growth could occur on vacant lots that already exist. The other 60% is on land that would first have to be subdivided.

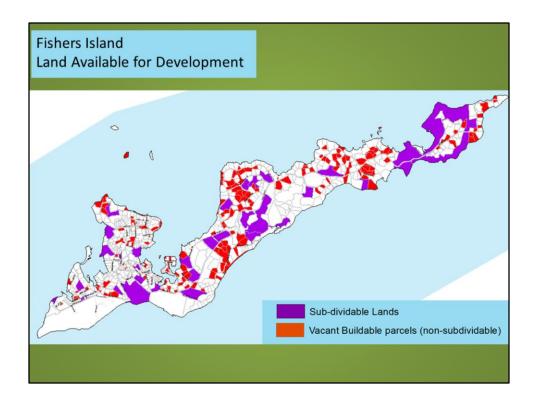
There are 14,200 now, which would bring the total housing units to 19,400.

So, theoretically, the Town overall can grow by another third under current zoning.

In a minute we'll go over why it is unlikely we'll reach that number, but first, let's look at the growth potential in your hamlet.

((Vacant Lots existing: 2,000

New lots from land that can be subdivided: 3200.))



On this map, we can see how and where that growth would be possible on Fishers Island.

This shows the land that is available for development. It either hasn't been developed yet, or could be developed further.

The red parcels are vacant single house lots, where one house could be built – there are 196 of those. You can see they are scattered all throughout existing neighborhoods.

The purple are the parcels that can be subdivided into additional lots.

If all the purple ones were subdivided tomorrow, that would create another 83 house lots.

So the total growth possible for Fishers Island is an additional 279 houses.

With 660 houses already existing, this represents a 42% increase.

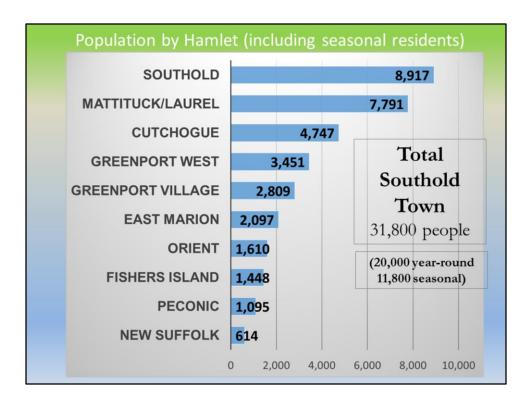
As we go through these numbers, please keep in mind they are theoretical. Determining whether any one parcel can be built on, or can be subdivided depends on many factors, so we do this exercise only to get a sense of the potential future

development under the current zoning. NOT to identify which parcels will be developed or subdivided.

What will control future growth on Fishers Island?

Most of the potential future growth is located on the east end. Next, let's try and understand how this growth could affect us. I think we'd all agree that one important aspect of the quality of life in Southold town and Fishers Island is that they are not crowded.

If we grow by another third overall, how crowded is that? We can look at another measurement to compare it to other places to get an idea.



We'll start by looking at population.

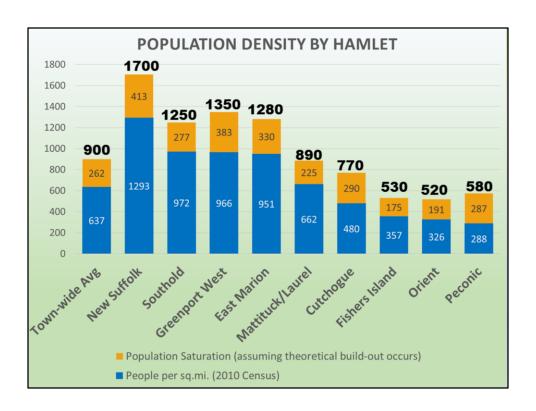
Population, of course, is closely tied to the number of housing units. So we'll take a quick look at population figures from the 2010 US Census.

The current population of Southold Town is 31,800. This includes seasonal residents. Year-round residents = 19,800 Seasonal residents = 12,000

This chart breaks down the population by hamlet.

Not surprisingly, Fishers Island has less people than most other hamlets at 1,440 people (this includes an estimate of the seasonal population). Southold hamlet has the most at 8900 people.

We can then take the population and translate that to a density measurement that we can use to look at the region and how Southold and the hamlets compare to other places.



Going back to quality of life as it relates to population density- how do you figure out how crowded we are, how crowded we could become, and what does that really look or feel like?

Looking at people per square mile is another measure of population density. You can compare current and future densities with places we recognize to get a sense of what population densities feel like.

This is a chart showing people per square mile in each hamlet (This not the total population, which we just looked at). This slide helps us understand what the current and possible future density of people living in Southold Town could be. This includes the seasonal population as well as the year-round.

The population and people per square mile numbers include estimated seasonal population based on total # of housing units x average housing occupancy from the 2010 Census.

Across the bottom is each hamlet as well as the Entire Town Average. And this axis shows the number of people per square mile.

The blue bars show the current population density, and the orange shows the buildout estimate that we spoke about earlier translated from housing units to

people per square mile. The number at the top of each bar is the total people per square mile after theoretical buildout. This is also known as "population saturation."

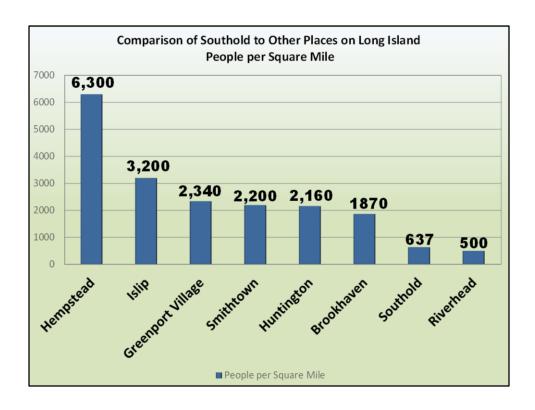
For example, in the overall town, there are 637 people per square mile, and if the Town grows by a third, that would add another 262 people per square mile for a total of 900 people per square mile.

The most densely developed is New Suffolk, then Southold hamlet,

Fishers Island is way down among the least densely developed hamlets. When you look at the totals of population density in the future (again, just theoretical), you can see the highest density is up around 1700, with several around 1200 – 1300 people per square mile.

The Town-wide average would be about 900 people per square mile.

Keep these numbers in mind as we take a look around the region at population densities to give us some perspective.

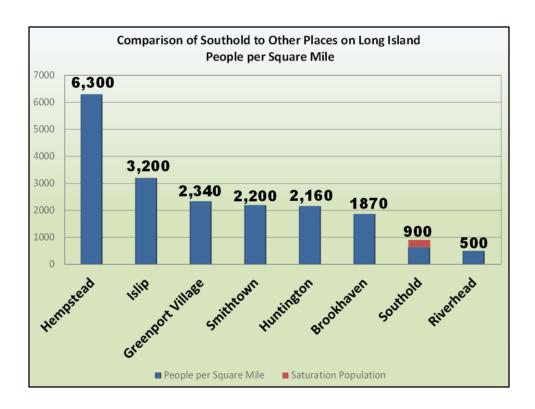


The population density for Southold Town overall is very low compared to other towns on Long Island. This is not a surprise.

Hempstead (in Nassau County) is at 6300 people per sq. mi. Smithtown, the most comparable in size to Southold, is at 2200 people per sq. mi. Southold Town is at 640 people per sq. mile.

What happens if the Town grows by a third (the theoretical buildout)?

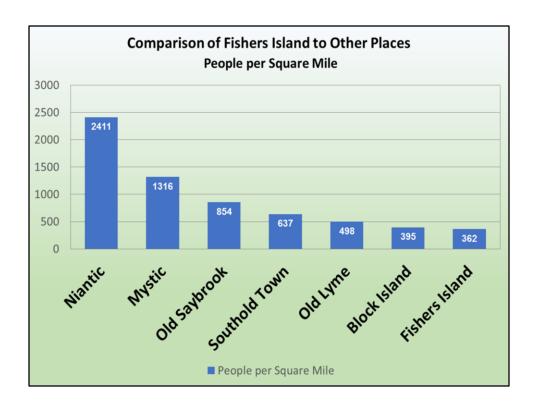
What would the density look like compared to other places?



This chart shows that growth in orange. Even at full buildout, it looks like the issue of overcrowding by residents won't come close to ever being like the more crowded towns on western Long Island. That doesn't mean we can't be overcrowded in other ways, for example, by traffic from tourism. But it does give us some insight into the overall effect of the zoning that is in place now.

Basically, unless the Town drastically changes its rules for residential development (zoning), Southold Town will not come close to the population density of other towns on Long Island.

Going back to Fishers Island population density (next slide)



The population density for Fishers Island is very low at 362 people per square mile as compared to other hamlets and towns nearby.

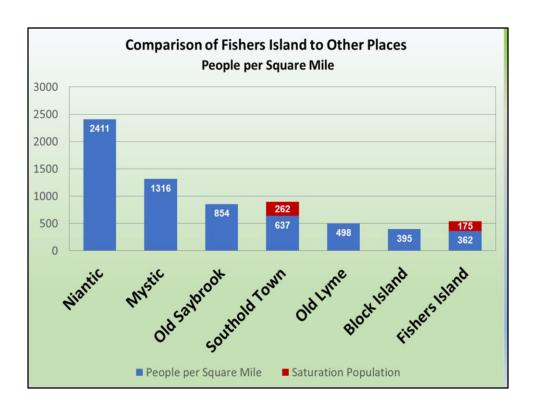
Niantic has over 2400 people per sq. mi. Mystic is the most comparable in land area at 3.4 sq. miles (Fishers Island is about 4 sq. miles), and has over 1300 people per square mile.

Please keep in mind that the population and people per square mile numbers include estimated seasonal population based on total # of housing units x average housing occupancy from the 2010 Census.

As a side note, Block Island's summer population is estimated to be many more times the figure we estimated (they state 10,000 people as their seasonal population, with another 15,000 day trippers on weekends.).

What happens if Fishers Island is built out to the fullest extent possible under current zoning (the theoretical buildout)?

What would the density look like compared to other places?



This chart shows that growth in orange.

You can see that at full buildout, Fishers would also remain at a very low relative density at 530 people per square mile, much lower than Southold Town overall which would be at 900.

Finally – the theoretical buildout for Southold Town and Fishers Island is unlikely to be reached for several reasons.

On the mainland, it has to do mostly with agriculture – much of the land available for development is actively farmed, and those farms would all have to disappear to reach full buildout.

On Fishers Island, reaching the theoretical buildout is unlikely because the two largest parcels considered "available for development" are the two golf courses. These would both have to be closed, and the land subdivided to reach the theoretical buildout.

'Theoretical buildout' refers to an analysis of future development if all land available was developed at current zoning and 'Population saturation' is the resulting population from that.

Please note that the Block Island figure does not include people occupying hotel rooms, which add a significant number of people during the summer according to their local planning documents.

Land Use Chapter Goals

➤ Goals 1 – 10

- Each is an Important Topic in Land Use Planning
- Each has its own chapter

The point of this planning work is to answer the question: How do we make sure the Town stays the way we want it? Do the Town's regulations protect what we love about it?

And what is it exactly that we love about it?

That's the vision statement found in the beginning of the draft Land Use Chapter.

The Goals take that vision and make it more specific, and the objectives are the action items to achieve the goals.

Goals 1-10 are important goals in Land Use Planning that we had identified at the beginning of this process in 2010. These goals are so important, that each of them has its own chapter in the plan. Nine of those chapters have already been drafted, and we've had meetings like this one to talk about them.

The draft chapters can all be found on the Town's website under Planning Department, Comprehensive Plan Update.

Land Use Chapter Goals

- 1. Economic Prosperity
- 2. More Attainable Homes
- 3. Retain & Advance Agriculture
- 4. Land Preservation
- 5. Protect Natural Resources & Environment
- 6. Community Character
- 7. Transportation & Infrastructure
- 8. Human Services
- 9. Natural Hazards
- 10. Parks & Recreation

Because each of each of these ten goals has its own chapter, we won't get into great detail about any of them today.

These goals are not in order of priority.

Economic Prosperity

This goal is about having jobs for people who live here, and having the services and goods we need locally, as well as maintaining a stable tax base to help keep our property taxes down.

More Attainable Homes

This goal relates to the housing chapter and having more affordable housing

Retain & Advance Agriculture – see the Agriculture Chapter for more specific goals and objectives.

Continue with Land Preservation - see the Land Preservation Chapter for more specific goals and objectives.

Protect the Town's Natural Resources & Environment
This goal's chapter has two subsections:
Water resources which includes the protection of our drinking water as well as

protecting our bays and creeks.; and Land resources

Community Character

Protecting what makes our communities unique.

Transportation & Infrastructure

This chapter has not yet been drafted – that's coming later this summer. It will cover traffic, parking, pedestrian and bicycle safety, and trains and buses.

Continue to provide Human Services such as the Senior Center & meals on wheels program.

Protect from Natural Hazards like hurricanes - see the Natural Hazards Chapter for more specific goals and objectives.

Continue to maintain and provide Parks & Recreation opportunities (see related Chapter of the same name).

Land Use Chapter Goals

- 11. Revise the Town Code
 - Easier to use
 - Consistent definitions
- 12. Zoning Update
 - Location
 - Uses permitted
- 13. Continue to enforce the Town Code

Goals 11 - 13 in the draft Land Use Chapter are general land use goals, each with specific objectives or action items.

Goal 11 calls for a major revision of the Town Code. The Town Code hasn't had a major overhaul since the 1980's. We need to find a way to make it easier to use, and it needs a lot of updating.

We also are calling for a zoning update in Goal 12.

Rather than proposing sweeping changes to the zoning with a new zoning map, this plan, and this goal in particular, points us in the direction of possible zone changes. It stops short of nominating specific parcels or creating new zoning districts until the important steps of public outreach and data analyses for each change can be done. This will happen during the implementation phase of the plan, after its adoption.

And the final goal, # 13, is to continue to enforce the town code, which is the underpinning of zoning.

Outline of Goal 12: Zoning Update

Non-residential

- Hamlet Centers
- Business Corridors outside Hamlet Centers
- Transitional Zoning Areas
- Marine Zones
- Split-zones
- Light Industrial Zones

Goal 12 is the most extensive goal in the Land Use Chapter so we'll go over it in a little more detail.

This Goal is to update the zoning to ensure the location and allowed uses in the zones are appropriate.

It is split into two main categories:

Non-residential zoning districts & Residential Zoning Districts.

The non-residential zoning section calls for taking a closer look at the commercial zoning everywhere.

This is especially important for Fishers Island, where the group here that has been looking at land use has identified places where new Fishers Island specific zoning districts might be beneficial.



The Residential section of Goal 12 calls for taking a closer look at the uses permitted in residential zones, especially those that are not residential in nature, including the interaction between agriculture and residential. More of an issue for mainland Southold than Fishers. House size is also included as something that needs addressing – should there be a maximum size allowed?

Next we'll look at specific hamlet goals. These goals came out of the Hamlet Stakeholder work, as well as the many input meetings we've had about this plan over the past five years. Each Hamlet has its own section in this chapter.

Fishers Island Vision

The residents of Fishers Island wish to maintain the island's quiet, rural lifestyle and strong community networks that define its character. Maintaining and growing the year-round population and economy are crucial aspects of this vision, as are protecting its natural resources and limiting tourism to a sustainable level.

There is a town-wide vision (you can see it in the handout), but we also included a vision for each hamlet.

This vision for Fishers Island was paraphrased from the 2007 Fishers Island Strategic Plan Vision Statement:

The residents of Fishers Island wish to maintain the island's quiet, rural lifestyle and strong community networks that define its character. Maintaining and growing the year-round population and economy are crucial aspects of this vision, as are protecting its natural resources and limiting tourism to a sustainable level.

Fishers Island Goals

- Year-round population Maintain & grow
- Economic base Diversify, strengthen
- Infrastructure Maintain in good repair

These Fishers Island goals come from the Fishers Island Strategic Plan from 2007 (Hamlet Stakeholder work), as well as from input we've received from residents in past meetings like this one.

- 1. Maintain and grow the year-round population
- 2. Strengthen and diversify the economic base of the island
- 3. Ensure the infrastructure on the island is in good repair

There are more goals in the Fishers Island Strategic Plan that should probably be added to this. We'll be revising this chapter based on what we hear today, as well as reviewing past input and plans again.

Fishers Island Goal 1. Maintain & Grow Year-round Population

- Create attainable housing
- 2. Create quality jobs
- Maintain efficient affordable commuting options to mainland

A little more about each goal:

You might notice there aren't any action items for the goals in the hamlet specific sections.

This is because even though each hamlet has its unique characteristics, their goals are very similar to the goals for the entire town.

So in the hamlet sections, rather than specify objectives for these goals that might be repetitive, we matched them up with similar goals in the Town-wide section of the plan that can be used to accomplish goals for each hamlet.

Goal 1 for Fishers Island is to

Facilitate a stable population of year-round residents on the island.

The year-round population is dwindling, in part due to lack of jobs and lack of affordable homes. So there are a few sub-goals that we think would result in more year-round residents.

The first is to create new housing at a price that is attainable for year-round residents.

This topic is covered in more detail in the Housing Chapter of this plan.

And the Town isn't waiting for the plan to be adopted to take steps to address this issue. They are actively seeking ways to facilitate the creation of affordable homes, both here on the mainland and on Fishers Island.

For example, the Fishers Island Residences on Fox Lane are moving forward.

That project, when complete, will create four affordable rentals.

Thanks to the project's sponsor, and with some help from the Town Board, who amended the Town Code to allow this project to happen, and rezoned the land to the Affordable Housing District, this will be a great pilot project for the island to see how the Town's Affordable Housing District can help gain more year-round residents.

Creating quality jobs and maintaining affordable efficient commuting options are other areas that could help with the year-round population.

The Economic Chapter of this plan, drafted a few years ago, covers the jobs topic, and issues of transportation will be covered in more detail in the upcoming Transportation & Infrastructure Chapter.

Fishers Island Goal 2. Strengthen Economic Base

- Examine commercial zoning to ID changes tailored to Fishers Island unique challenges
- 2. Create quality jobs

Goal 2 for Fishers Island is to strengthen and diversify the economic base to provide goods and services necessary for a year-round population, as well as to create quality local employment.

The Economic Chapter covers economic issues for the Town and specifically for Fishers Island in detail.

In addition, recognizing that Fishers Island is unique in its challenges from the rest of the Town due to its size and isolation, creating new zoning districts just for Fishers Island that are more responsive to those challenges is another way to address economic issues. This Land Use Chapter guides us towards that goal by calling for a review of all the zoning in the Town.

Fishers Island is ahead of other hamlets in zoning review because of all the hard work done by the Land Use committee of Fishers Island citizens over the past two years. You've already identified where zoning can be modified to better accomplish the goals of the island. This work will also complement and can be used in conjunction with the Fishers Island Community Board's plans to create an action plan for the island.

We've also been here a few times talking about ideas for some new zoning districts. I just want everyone to keep in mind that this draft land use chapter, however, will not

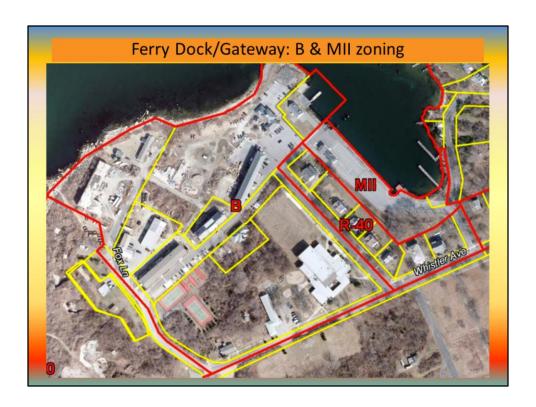
include specifics about new zoning or specific parcels. Those details will come after the plan is adopted, during the implementation phase of the plan.

We will not be including specifics of the new zoning in the plan because to come to consensus on something as complicated as a new zoning district will take a lot more analysis and public input. We do not have the time or resources to accomplish this in the plan itself.

Instead this Land Use Chapter has a goal to ensure zoning is appropriately located and the uses are appropriate, and from there we'll get to new zoning.

New zoning districts on Fishers Island are warranted due to the isolation of the island which intensifies the challenges.

To help you understand how this chapter, the way is it currently written, will get us to the point of actually creating new zoning for Fishers Island, we'll go through an example.



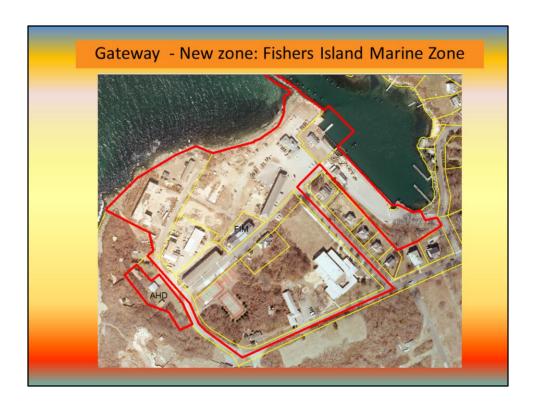
The ferry dock area is an example of a candidate area for Fishers Island specific zoning. Currently the area is a mix of zones General Business and Marine II.

Fast forward to June, 2018 when the Comprehensive Plan has been adopted, and the Town Board is ready to begin implementing the objectives.

For Fishers Island, the goal that will help achieve new zoning specific to the island is located under Goal 12 in this Land Use Chapter.

Goal 12 is to ensure the zoning is appropriately located and uses allowed are appropriate.

Under that goal there are objectives to review marine zones (Goal 12, Objective A.4.), which would apply to the area around the ferry dock.



The suggestion is for a new zoning district, the Fishers Island Marine Zone, that combines the best of both zoning districts to support the mix of uses in this area. There would be public input meetings on the new zoning district and what uses will be permitted in it, as well as any particular parcels where the new zoning would be applied.

Another section of this Land Use Chapter that would work for Fishers Island zoning is the Transitional Zoning objective. (Goal 12. A. 3). Since most of the business/commercial areas are located in close contact with residential areas, examining transitional zoning is a stepping stone to reviewing nearly all the commercial zoning on Fishers.

Fishers Island Goal 3. Maintain/Improve Infrastructure

- Roads
- Sidewalks
- Parking
- Sewage Treatment
- Utilities
 - electric
 - water
 - internet
 - cable
 - phone

Goal three is to

Ensure the infrastructure on the island is in good repair, and used in a sustainable manner.

Infrastructure includes the roads, sidewalks, parking lots, sewage treatment and utilities including electric, water, cable, phone, and internet.

This topic will be covered in more detail in the Transportation and Infrastructure Chapter of this plan.

Breakout Group Discussion



- 1. Your vision for your hamlet.
- 2. Your goals for your hamlet.
- 3. Town-wide goals.

Refer to:

Land Use Chapter Worksheet

These specific hamlet goals, along with the vision for your hamlet are what we'd like you to focus on in the breakout group discussion.

To help guide your discussion:

In your handout, there is a worksheet called the Land Use Chapter Worksheet that has the 3 questions we'd like you to work on, along with some helpful hints.

You have a half hour to work on these questions. We'll be coming around to answer questions.

At the end of the half hour, designate someone to report your answers to us.

If you are reading this presentation online, you may answer the worksheet questions and submit them at any time. Please go to the Town website for instructions. The link is

http://www.southoldtownny.gov/index.aspx?NID=124

(Southoldtownny.gov, Click on Government, then Departments, then Planning, then Comprehensive Plan, then Draft Chapters Currently Under Review)



We record all public input, tabulate all your comments and answers, and eventually make them available online. We also address and respond to each comment, so you will know how your comments are used, or if not used, we'll tell you why not.

We look forward to working with you to finish this plan in the near future.

Thank you.



The next few slides weren't discussed on June 4, but maybe be of interest.

Along the lines of future zoning, the airport parcel is about 178 acres that the Town owns and the Ferry District manages. Currently it is all zoned Residential 400, meaning that if it were ever subdivided for houses, each house would require 10 acres of land. It also means that some of the uses currently occurring on the property are not technically permitted under the town code.

Recognizing that the commercial areas currently housed in this area are important to the island, the Town will investigate zoning on a portion of the property that would bring the uses into conformance with the code.

Also under consideration is splitting the parcel to separate certain uses such as the theater. As is the preservation of the parade grounds as conservation land.



Also under consideration is the preservation of the parade grounds as conservation land.



There is also the thought that it would make sense to split the airport parcel to separate out certain uses such as the theater and the commercial areas.

These and the other zoning ideas for Fishers Island would all be considered in more detail after this Comprehensive Plan has been adopted. We are on track for that to happen in 2017.